

Business Operations  
Suzanne A. Marshall, Administrative Director

**SUBJECT: AUTHORIZATION TO ISSUE A REQUEST FOR PROPOSALS FOR  
INTERNET BASED COLLABORATIVE CONSTRUCTION  
MANAGEMENT AND CLAIMS REDUCTION SERVICES**

**COMMITTEE: FACILITIES PLANNING AND CONSTRUCTION**

At the Board meeting of October 24, 2001, Agenda Item D-49, the Board authorized an agreement with e-Builder as part of an e-Commerce pilot program in the utilization and investigation of collaborative internet based applications and services as an enhancement to conventional methods of construction management, communication, tracking, and documentation with emphasis on reduced claims and litigation expenses. Over the course of the last 10 months, the entire project team, including the Architect, Engineers, Contractor, Inspectors, Testing Laboratories and District staff, have been using and evaluating this new technology in a pilot project to conduct virtually all aspects of project transaction and documentation between the team members electronically over the internet in connection with the construction of Bob Graham Education Center (State School "C").

This pilot effort has clearly shown that accurate comprehensive documents and records of virtually all transactions can be automatically and contemporaneously captured and stored at the time of occurrence and that this information is readily available for review, analysis or reproduction electronically at any time. Another aspect of the pilot was the creation of public project web pages which provides up-to-date information to the public over the internet including photographs of the progress of the construction project automatically taken by a web-camera at the site. It is the consensus of staff that this rapidly growing technology will soon become the standard of the industry and should be expanded for use throughout the Capital Construction program and that it will result in more efficient, comprehensive, accurate, accountable and economical practices for the District.

Implementation Schedule: (Tentative)

A.	Recommendation to Superintendent.....	July 23, 2002
B.	Board Review.....	August 21, 2002
C.	Mailing/Advertisement.....	August 23, 2002
D.	Submittal Deadline.....	September 18, 2002
E.	Evaluation.....	October 4, 2002
F.	Interviews.....	October 14, 2002
G.	Negotiations.....	October 28, 2002
H.	Award/Commissioning.....	November 23, 2002

It is intended that this technology be gradually phased into the construction program as new projects from the District's Capital Construction Five-Year Work Plan come online. Due to the inherent difficulties in changing between computer information management systems and critical need for long-term continuity in the maintenance and availability of information in connection with the construction program, staff recommends that the initial term of the contract be for a period of five years with a renewal option for an additional five year term at the option of the Board. Information regarding projected costs for this contract is contained in backup documentation under separate cover.

Pursuant to Board Rule 6Gx13-3F-1.021, staff has prepared a Request for Proposals (RFP) for Board approval for the selection of one or more firms. This RFP is intended to solicit proposals from firms with a proven track record specializing in providing these services to the construction industry.

The selection process will be divided into two parts. First, proposers will be evaluated on the basis of their office location, years the proposers have been established, the proposer's experience, their capabilities, and other clients' references. The second part will consist of interviewing the top-ranked proposers from the first part. The successful proposer(s) shall be the one(s) with the highest ranking as determined by the scores given by the Selection Committee during the interviews. Upon completion of the evaluation and selection process stipulated in the RFP, staff will submit the selected firms to the Superintendent for review. The final approval of the selected firms shall be made by the Board, upon recommendation from the Superintendent.

Staff estimates that the cost of these services will be approximately \$125,000 for the first year, and will increase annually as new projects are brought into the system until it reaches a maximum of approximately \$225,000. At that point, staff anticipates that the annual cost will remain constant for the Board's Capital Outlay Program.

A copy of the Request For Proposals will be forwarded to the Board under separate cover and will be on file in the Office of the Board Recording Secretary and the Citizen Information Center.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida:

1. authorize the Superintendent to issue a Request For Proposals for Internet Based Collaborative Construction Management and Claims Reduction System for a five year term, with the option to renew for an additional five years at the Board's option; and
2. approve the Selection Committee listed in the RFP that will select the firms for review and recommendation by the Superintendent and final approval by the Board.

IMR: as